



**Zoning Board of Appeals Agenda**  
**Tuesday, October 19, 2021**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

**ZBA 003-21**

Applicant  
Ward 1

**111 South Perryville Road**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District **(Referred back to ZBA by City Council)**

**Laid over from July, August & September**

**ZBA 046-21**

Applicant  
Ward 7

**3707 Auburn Street**

Mahmoud Odeh

**Variation** to reduce the required parking spaces from 77 spaces to 64 spaces and a Variation to eliminate interior landscape islands and open green areas between parking lot and a Variation to eliminate the required shade tree requirement in a C-3, General Commercial Zoning District

**ZBA 047-21**

Applicant  
Ward 3

**215 North 6<sup>th</sup> Street**

Lance Bifulk

**Special Use Permit** for a Crematory in a C-2, Limited Commercial Zoning District

**ZBA 048-21**

Applicant  
Ward 3

**1311 North Main Street**

Joseph James Partners LLC

**Special Use Permit** for indoor climate controlled self-storage in a C-2, Limited Commercial Zoning District

**ZBA 049-21**

Applicant  
Ward 13

**622 Tay Street**

Nathan Gottschalk for Northwest Recovery

**Special Use Permit** for outdoor storage of towed passenger vehicles up to full-size work vans and trucks in an I-2, General Industrial Zoning District

**ZBA 050-21**

Applicant  
Ward 2

**1631 Rural Street**

Jennifer Kuroda

**Special Use Permit** for a mural on the west wall of building in a C-3, General Commercial Zoning District

**See format on next page**

## **ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, October 25, 2021 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, November 1, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.